

**UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF CALIFORNIA**

In re:	§	Case No. 19-23570
	§	
YUJIN, LLC	§	
	§	
	§	
	§	
Debtor(s)	§	

**CHAPTER 7 TRUSTEE'S FINAL ACCOUNT AND DISTRIBUTION REPORT
CERTIFICATION THAT THE ESTATE HAS BEEN FULLY ADMINISTERED
AND APPLICATION TO BE DISCHARGED (TDR)**

Kimberly Husted, chapter 7 trustee, submits this Final Account, Certification that the Estate has been Fully Administered and Application to be Discharged.

1) All funds on hand have been distributed in accordance with the Trustee's Final Report and, if applicable, any order of the Court modifying the Final Report. The case is fully administered and all assets and funds which have come under the trustee's control in this case have been properly accounted for as provided by law. The trustee hereby requests to be discharged from further duties as a trustee.

2) A summary of assets abandoned, assets exempt, total distributions to claimants, claims discharged without payment, and expenses of administration is provided below:

Assets Abandoned: <i>(without deducting any secured claims)</i>	\$0.00	Assets Exempt:	NA
Total Distributions to Claimants:	\$1,917,472.05	Claims Discharged Without Payment:	NA
Total Expenses of Administration:	\$184,732.77		

3) Total gross receipts of \$2,102,204.82 (see **Exhibit 1**), minus funds paid to the debtor(s) and third parties of \$0.00 (see **Exhibit 2**), yielded net receipts of \$2,102,204.82 from the liquidation of the property of the estate, which was distributed as follows:

	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
Secured Claims (from Exhibit 3)	\$1,801,947.55	\$3,745,505.28	\$3,745,505.28	\$1,914,701.16
Priority Claims:				
Chapter 7 Admin. Fees and Charges (from Exhibit 4)	NA	\$262,428.81	\$184,732.77	\$184,732.77
Prior Chapter Admin. Fees and Charges (from Exhibit 5)	NA	\$0.00	\$0.00	\$0.00
Priority Unsecured Claims (From Exhibit 6)	\$0.00	\$35,724.45	\$31,289.09	\$2,486.04
General Unsecured Claims (from Exhibit 7)	\$0.00	\$985.91	\$985.91	\$284.85
Total Disbursements	\$1,801,947.55	\$4,044,644.45	\$3,962,513.05	\$2,102,204.82

4). This case was originally filed under chapter 7 on 06/03/2019. The case was pending for 21 months.

5). All estate bank statements, deposit slips, and canceled checks have been submitted to the United States Trustee.

6). An individual estate property record and report showing the final accounting of the assets of the estate is attached as **Exhibit 8**. The cash receipts and disbursements records for each estate bank account, showing the final accounting of the receipts and disbursements of estate funds is attached as **Exhibit 9**.

Pursuant to Fed R Bank P 5009, I hereby certify, under penalty of perjury, that the foregoing report is true and correct.

Dated: 03/07/2021

By: /s/ Kimberly Husted
Trustee

STATEMENT: This Uniform Form is associated with an open bankruptcy case, therefore, Paperwork Reduction Act exemption 5 C.F.R. § 1320.4(a)(2) applies.

**EXHIBITS TO
FINAL ACCOUNT**

EXHIBIT 1 – GROSS RECEIPTS

DESCRIPTION	UNIFORM TRAN. CODE	AMOUNT RECEIVED
420 Pioneer Ave Woodlawn CA 957764905	1110-000	\$2,102,204.82
TOTAL GROSS RECEIPTS		\$2,102,204.82

The Uniform Transaction Code is an accounting code assigned by the trustee for statistical reporting purposes.

EXHIBIT 2 – FUNDS PAID TO DEBTOR & THIRD PARTIES

NONE

EXHIBIT 3 – SECURED CLAIMS

CLAIM NUMBER	CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
3	Pacific City Bank	4110-000	\$1,410,000.00	\$1,438,636.80	\$1,438,636. 80	\$0.00
4	Riccor LLC	4110-000	\$391,947.55	\$392,167.32	\$392,167.3 2	\$0.00
	Pacific City Bank payoff with interest through 12-24-19	4110-000	\$0.00	\$1,508,051.85	\$1,508,051. 85	\$1,508,051.8 5
	Riccor LLC payoff to 11-22- 19	4110-000	\$0.00	\$406,649.31	\$406,649.3 1	\$406,649.31
TOTAL SECURED CLAIMS			\$1,801,947.55	\$3,745,505.28	\$3,745,505. 28	\$1,914,701.1 6

EXHIBIT 4 – CHAPTER 7 ADMINISTRATIVE FEES and CHARGES

PAYEE	UNIFORM TRAN. CODE	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
Kimberly Husted, Trustee	2100-000	NA	\$87,210.00	\$9,513.96	\$9,513.96
Kimberly Husted, Trustee	2200-000	NA	\$3,215.15	\$3,215.15	\$3,215.15
balance to Estate	2500-000	NA	\$29,000.00	\$29,000.00	\$29,000.00
Deed preparation	2500-000	NA	\$50.00	\$50.00	\$50.00
Document prep Common Wealth Title	2500-000	NA	\$150.00	\$150.00	\$150.00
Escrow fee to Common Wealth Land title	2500-000	NA	\$1,587.50	\$1,587.50	\$1,587.50
Expense reimbursement to	2500-000	NA	\$6,788.40	\$6,788.40	\$6,788.40

Tranzon, approved by the court					
Fed Ex Fee to Title	2500-000	NA	\$76.20	\$76.20	\$76.20
Notary Fee	2500-000	NA	\$150.00	\$150.00	\$150.00
payoff processing to Common Wealth Title	2500-000	NA	\$100.00	\$100.00	\$100.00
Recording fee to Chicago Title	2500-000	NA	\$80.00	\$80.00	\$80.00
Title Insurance Chicago Title	2500-000	NA	\$4,189.00	\$4,189.00	\$4,189.00
First Half property taxes Yolo County	2820-000	NA	\$620.90	\$620.90	\$620.90
First Half unsecured property taxes Yolo County	2820-000	NA	\$1,583.93	\$1,583.93	\$1,583.93
Unsecured Yolo County property tax for 2018 plus penalty	2820-000	NA	\$4,389.91	\$4,389.91	\$4,389.91
Unsecured Yolo County property tax for 2019 plus penalty	2820-000	NA	\$3,652.22	\$3,652.22	\$3,652.22
Yolo County property tax for first half 2019 to 2020	2820-000	NA	\$13,963.45	\$13,963.45	\$13,963.45
Yolo County transfer tax	2820-000	NA	\$2,310.00	\$2,310.00	\$2,310.00
Fees as Approved per order 85, Attorney for Trustee	3210-000	NA	\$9,883.43	\$9,883.43	\$9,883.43
Attorney for Trustee	3220-000	NA	\$116.57	\$116.57	\$116.57
Michael Gabrielson, Accountant for Trustee	3410-000	NA	\$3,500.00	\$3,500.00	\$3,500.00
Real estate commission Coldwell Banker, Realtor for Trustee	3510-000	NA	\$32,000.00	\$32,000.00	\$32,000.00
Real estate commission Tranzon, Realtor for Trustee	3510-000	NA	\$57,812.15	\$57,812.15	\$57,812.15
TOTAL CHAPTER 7 ADMIN. FEES AND CHARGES		NA	\$262,428.81	\$184,732.77	\$184,732.77

EXHIBIT 5 – PRIOR CHAPTER ADMINISTRATIVE FEES and CHARGES

NONE

EXHIBIT 6 – PRIORITY UNSECURED CLAIMS

CLAIM NUMBER	CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
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2	FRANCHISE TAX BOARD	5800-000	\$0.00	\$1,686.04	\$1,686.04	\$1,686.04
5	Yolo County Dept of Financial Services	5800-000	\$0.00	\$33,238.41	\$28,803.05	\$0.00
6	Franchise Tax Board	5800-000	\$0.00	\$800.00	\$800.00	\$800.00
TOTAL PRIORITY UNSECURED CLAIMS			\$0.00	\$35,724.45	\$31,289.09	\$2,486.04

EXHIBIT 7 – GENERAL UNSECURED CLAIMS

CLAIM NUMBER	CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
1	Internal Revenue Service	7100-000	\$0.00	\$100.00	\$100.00	\$28.89
2a	FRANCHISE TAX BOARD	7100-000	\$0.00	\$885.91	\$885.91	\$255.96
TOTAL GENERAL UNSECURED CLAIMS			\$0.00	\$985.91	\$985.91	\$284.85

INDIVIDUAL ESTATE PROPERTY RECORD AND REPORT
ASSET CASES

Case No.: 19-23570-C-7
 Case Name: YUJIN, LLC
 For the Period Ending: 3/7/2021

Trustee Name: Kimberly Husted
 Date Filed (f) or Converted (c): 06/03/2019 (f)
 §341(a) Meeting Date: 07/12/2019
 Claims Bar Date: 10/15/2019

1	2	3	4	5	6	
Ref. #	Asset Description (Scheduled and Unscheduled (u) Property)	Petition/ Unscheduled Value	Estimated Net Value (Value Determined by Trustee, Less Liens, Exemptions, and Other Costs)	Property Abandoned OA =§ 554(a) abandon.	Sales/Funds Received by the Estate	Asset Fully Administered (FA)/ Gross Value of Remaining Assets
1	420 Pioneer Ave Woodlawn CA 957764905	\$2,200,000.00	\$398,052.45		\$2,102,204.82	FA
TOTALS (Excluding unknown value)		\$2,200,000.00	\$398,052.45		\$2,102,204.82	Gross Value of Remaining Assets
						\$0.00

Major Activities affecting case closing:

08/08/2020 Finally received the letter of Prompt determination from the IRS
 07/01/2020 spoke with Yolo county assessor Eyles, the claim #5, has been paid in full she will send a notice to remove it no later than 7-6-20
 02/28/2020 60 days prompt determination starts
 02/03/2020 Sale completed, tax returns and fee applications being prepared.
 10/22/2019 Taxes for 2018 are prepared and ready to be mailed. 60 day Prompt determination letters will be sent tomorrow with the returns. We anticipate the Estate will receive the sale proceeds in about 30 days and 2019 tax return will be prepared at that time. Sale was confirmed by the court on 10/16/19 for \$2.1M which will satisfy all liens and cost of sale, leaving a very small amount for administrative claims.
 09/09/2019 Auction sale approved not later than 9/25/19 with minimum bid of \$2.1M. The first inspection to remain on 9/17 from 10-12, and we will hold the second inspection on 9/24 from 10-12.

Initial Projected Date Of Final Report (TFR): 12/31/2020

Current Projected Date Of Final Report (TFR):

/s/ KIMBERLY HUSTED

KIMBERLY HUSTED

CASH RECEIPTS AND DISBURSEMENTS RECORD

Case No. 19-23570-C-7
 Case Name: YUJIN, LLC
 Primary Taxpayer ID #: **-***3539
 Co-Debtor Taxpayer ID #:
 For Period Beginning: 6/3/2019
 For Period Ending: 3/7/2021

Trustee Name: Kimberly Husted
 Bank Name: Independent Bank
 Checking Acct #: *****3570
 Account Title:
 Blanket bond (per case limit): \$5,000,000.00
 Separate bond (if applicable):

1	2	3	4	5	6	7	
Transaction Date	Check / Ref. #	Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance
12/31/2019		Commonwealth Title	Closing on 420 Pioneer Ave, Woodland	*	\$29,000.00		\$29,000.00
	{1}			\$2,102,204.82	1110-000		\$29,000.00
			Riccor LLC payoff to 11-22-19	\$(406,649.31)	4110-000		\$29,000.00
			Pacific City Bank payoff with interest through 12-24-19	\$(1,508,051.85)	4110-000		\$29,000.00
			First Half property taxes Yolo County	\$(620.90)	2820-000		\$29,000.00
			First Half unsecured property taxes Yolo County	\$(1,583.93)	2820-000		\$29,000.00
			Real estate commission Coldwell Banker	\$(32,000.00)	3510-000		\$29,000.00
			Real estate commission Tranzon	\$(57,812.15)	3510-000		\$29,000.00
			Title Insurance Chicago Title	\$(4,189.00)	2500-000		\$29,000.00
			Escrow fee to Common Wealth Land title	\$(1,587.50)	2500-000		\$29,000.00
			Deed preperation	\$(50.00)	2500-000		\$29,000.00
			Fed Ex Fee to Title	\$(76.20)	2500-000		\$29,000.00
			Document prep Common Wealth Title	\$(150.00)	2500-000		\$29,000.00
			payoff processing to Common Wealth Title	\$(100.00)	2500-000		\$29,000.00
			Recording fee to Chicago Title	\$(80.00)	2500-000		\$29,000.00
			Yolo County transfer tax	\$(2,310.00)	2820-000		\$29,000.00
			Expense reimbursement to Tranzon, approved by the court	\$(6,788.40)	2500-000		\$29,000.00
			Notary Fee	\$(150.00)	2500-000		\$29,000.00
			Unsecured Yolo County property tax for 2018 plus penalty	\$(4,389.91)	2820-000		\$29,000.00
			Unsecured Yolo County property tax for 2019 plus penalty	\$(3,652.22)	2820-000		\$29,000.00
			Yolo County property tax for first half 2019 to 2020	\$(13,963.45)	2820-000		\$29,000.00
			balance to Estate	\$(29,000.00)	2500-000		\$29,000.00
04/05/2020	20001	J. Russell Cunningham	Fees as Approved per order 85	*		\$10,000.00	\$19,000.00
			Fees as Approved per order 85	\$(9,883.43)	3210-000		\$19,000.00
				\$(116.57)	3220-000		\$19,000.00

SUBTOTALS \$29,000.00 \$10,000.00

Case No. 19-23570-C-7
 Case Name: YUJIN, LLC
 Primary Taxpayer ID #: **-***3539
 Co-Debtor Taxpayer ID #:
 For Period Beginning: 6/3/2019
 For Period Ending: 3/7/2021

Trustee Name: Kimberly Husted
 Bank Name: Independent Bank
 Checking Acct #: *****3570
 Account Title:
 Blanket bond (per case limit): \$5,000,000.00
 Separate bond (if applicable):

1	2	3	4	5	6	7	
Transaction Date	Check / Ref. #	Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance
04/14/2020	20002	Michael Gabrielson	Approved per order 90	3410-000		\$3,500.00	\$15,500.00
12/10/2020	20003	Kimberly Husted	Trustee Compensation	2100-000		\$9,513.96	\$5,986.04
12/10/2020	20004	Kimberly Husted	Trustee Expenses	2200-000		\$3,215.15	\$2,770.89
12/10/2020	20005	Internal Revenue Service	Claim #: 1; Distribution Dividend: 28.89;	7100-000		\$28.89	\$2,742.00
12/10/2020	20006	FRANCHISE TAX BOARD	Claim #: 2; Distribution Dividend: 100.00;	5800-000		\$1,686.04	\$1,055.96
12/10/2020	20007	FRANCHISE TAX BOARD	Claim #: 2; Distribution Dividend: 28.89;	7100-000		\$255.96	\$800.00
12/10/2020	20008	Franchise Tax Board	Claim #: 6; Distribution Dividend: 100.00;	5800-000		\$800.00	\$0.00

TOTALS:	\$29,000.00	\$29,000.00	\$0.00
Less: Bank transfers/CDs	\$0.00	\$0.00	
Subtotal	\$29,000.00	\$29,000.00	
Less: Payments to debtors	\$0.00	\$0.00	
Net	\$29,000.00	\$29,000.00	

For the period of 6/3/2019 to 3/7/2021

Total Compensable Receipts:	\$2,102,204.82
Total Non-Compensable Receipts:	\$0.00
Total Comp/Non Comp Receipts:	\$2,102,204.82
Total Internal/Transfer Receipts:	\$0.00
Total Compensable Disbursements:	\$2,102,204.82
Total Non-Compensable Disbursements:	\$0.00
Total Comp/Non Comp Disbursements:	\$2,102,204.82
Total Internal/Transfer Disbursements:	\$0.00

For the entire history of the account between 11/22/2019 to 3/7/2021

Total Compensable Receipts:	\$2,102,204.82
Total Non-Compensable Receipts:	\$0.00
Total Comp/Non Comp Receipts:	\$2,102,204.82
Total Internal/Transfer Receipts:	\$0.00
Total Compensable Disbursements:	\$2,102,204.82
Total Non-Compensable Disbursements:	\$0.00
Total Comp/Non Comp Disbursements:	\$2,102,204.82
Total Internal/Transfer Disbursements:	\$0.00

CASH RECEIPTS AND DISBURSEMENTS RECORD

Case No. 19-23570-C-7
 Case Name: YUJIN, LLC
 Primary Taxpayer ID #: **-***3539
 Co-Debtor Taxpayer ID #:
 For Period Beginning: 6/3/2019
 For Period Ending: 3/7/2021

Trustee Name: Kimberly Husted
 Bank Name: Independent Bank
 Checking Acct #: *****3570
 Account Title:
 Blanket bond (per case limit): \$5,000,000.00
 Separate bond (if applicable):

1	2	3	4	5	6	7	
Transaction Date	Check / Ref. #	Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance

TOTAL - ALL ACCOUNTS	NET DEPOSITS	NET DISBURSE	ACCOUNT BALANCES
	\$29,000.00	\$29,000.00	\$0.00

For the period of 6/3/2019 to 3/7/2021

Total Compensable Receipts:	\$2,102,204.82
Total Non-Compensable Receipts:	\$0.00
Total Comp/Non Comp Receipts:	<u>\$2,102,204.82</u>
Total Internal/Transfer Receipts:	\$0.00
Total Compensable Disbursements:	\$2,102,204.82
Total Non-Compensable Disbursements:	\$0.00
Total Comp/Non Comp Disbursements:	<u>\$2,102,204.82</u>
Total Internal/Transfer Disbursements:	\$0.00

For the entire history of the case between 06/03/2019 to 3/7/2021

Total Compensable Receipts:	\$2,102,204.82
Total Non-Compensable Receipts:	\$0.00
Total Comp/Non Comp Receipts:	<u>\$2,102,204.82</u>
Total Internal/Transfer Receipts:	\$0.00
Total Compensable Disbursements:	\$2,102,204.82
Total Non-Compensable Disbursements:	\$0.00
Total Comp/Non Comp Disbursements:	<u>\$2,102,204.82</u>
Total Internal/Transfer Disbursements:	\$0.00

/s/ KIMBERLY HUSTED

KIMBERLY HUSTED